

PROPOSED HIGH SCHOOL ADDITION TO HAINES PUBLIC SCHOOL, HAINES ALASKA
W.A. ARILD JOHNSON & ASSOCIATES ARCHITECTS & ENGINEERS EVERETT, WASH.

411,000 in '53

Local cost 50%

SW

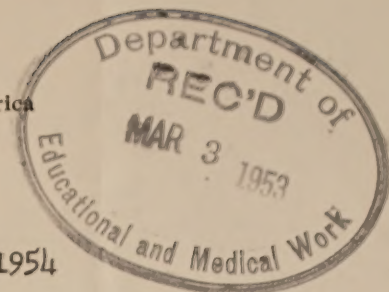
Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America



Rev. Donald A. Schwab, Director

February 26, 1954

Miss Katharine E. Gladfelter
Board of National Missions
156 Fifth Ave.
New York 10, N.Y.

My dear Miss Gladfelter:

see p 32 Alaska notes

One of the land questions that Dr. Armstrong and I discussed, among others, was the land around the school and behind it, which we discussed when you were here last spring. Your notes will indicate that, when we had a conference with School Board representatives, they were to request some of the property located on Lot A-2 from the army, which could be added to from our holdings, to provide much needed play space, for their expansion program.

Dr. Armstrong wired me from Whitehorse, Y.T. that the resident engineer for the Highway, who has jurisdiction of this land, was to be in Haines this week. Accordingly, Mrs. Hakkinen, who is president of the School Board, and Mr. MacNamara, who is resident army engineer here, and also a member of the school board, met with Mr. Thomas Nelson (the above engineer) last night.

He stated that there were several ways of getting the matter cleared. The slow one was to take it thru Army channels at Anchorage, who would eventually send it to his office for clearance. He promised to take the matter up with them when he is in Anchorage next week, and give it his endorsement. He promised to recommend that they release the east part of the army land on lot A-2 to the Haines Independent School District. The exact area would need to be determined, and the School Board is to ask Mr. Muncaster to prepare a sketch of this and submit it. (The area would run to within 40 or 50 ft. of the army warehouse.) He thought that this could be cleared up early this summer. Our local school Board is pushing hard for funds for their building program since this year they had to find additional classroom space off of school grounds. Indications are, with pipe-line workers, that the school will be terribly overcrowded next fall, and more space in addition will be needed.

There was one other statement that Mr. Nelson made which I pass along for information. He stated that the army almost released this entire area in lot A-2 as surplus property about a year ago. Dr. Tribus should check the title and papers to this to see if it contains a reversionary clause. For if it does, we could get it back! Even if it does not we might be able to put up a good argument to regain it. If it ever goes up for bid as surplus property it would command such a big price we could not afford to buy it!

Very sincerely yours,

cc: Dr. Armstrong

DS Schwab

HAINES INDEPENDENT SCHOOL DISTRICT

HAINES, ALASKA

March 3, 1954

Resident Engineer
U.S.Army, Box 420
Whitehorse, Yukon Territory

Dear Sir:

Due both to normal growth and the abnormal growth centered around the federal projects in this area, the Board of the Haines Independent School District is faced with the necessity of a school expansion program of considerable size. Work has hardly begun with only a skeleton crew of men so far, but already we have 13 students added to our enrollment as a direct result of the project.

Originally the building we have was planned for 100 children -- 30 more than were enrolled at that time. At this point we have 153 children on the roll, and have moved the first grade into a room in the basement of the apartment house across the street from the schoolhouse. A sizable addition to our present plant is on the list for Alaska Public Works, and we hope to start building this summer. However, the land which we at present own will be definitely inadequate.

Directly to the south of our present holdings is a section which would fill the needs of our present plans. This is owned in part by the Presbyterian Board of Missions and in part by the U. S. Army.

We have approached the Presbyterian Board of Missions in this matter, and have a verbal agreement with them that they will hold their portion of the land in question for us if we can reach an agreement with the Army on the balance. However, without the portion owned by the Army, the land would not be of quite sufficient size, nor of suitable shape, for the program we have in mind.

A sketch showing the land in question is enclosed. Will you please let us know what steps should be taken in order to secure title to the land necessary to our program? We will be very grateful for any help which you can give us in this matter.

Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT

by:

Elisabeth S. Hakkinen, President

cc: Haines House

HAINES INDEPENDENT SCHOOL DISTRICT

HAINES, ALASKA

March 3, 1954

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U.S.Army, Box 420
Whitehorse, Yukon Territory

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Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT

by:

Elisabeth S. Hakkinen, President

cc: Haines House

School land

Haines Independent School District

HAINES, ALASKA

March 3, 1964

Resident Engineer
U.S. Army
Box 420
Whitehorse, Yukon Territory

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*RE: 3
you said
the Board
might buy
it. 7/5*

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Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT

by:

cc: Haines House

Elisabeth S. Hakkinen, President

Haines House
Haines, Alaska

Mr. L. H. Tribus
Katherine E. Gladfelter

March 5, 1951

20W
I am hastening to send you the attached copy of a letter from Mr. Schnab relative to the step which representatives of the School Board have taken to try to secure part of lot A-2 from the army, this being, as you will remember, one of the two areas which the army took over during the war and for which very inadequate compensation was paid.

I am particularly concerned by the statement in the last paragraph of the letter relative to the possible handling of lot A-2 as surplus property. It would be a calamity if this happened for a variety of reasons, and it seems to me that we should take every possible step to insure that if the army decides to release the property, it be returned to the original owners at the price the army paid for it!!

The conference with School Board representatives to which Mr. Schnab refers in his first paragraph took place last May when Dr. Armstrong and I were in Haines. At that time, the local group which met with us proposed that we deed for a playground the land behind the school bounded by Third Ave. and the cut off, the Board to reserve "only a building area 175 feet deep along the cut off. We pointed out that the land along Third Avenue was valuable for development and that they did not actually need outside land. We also pointed out that the government was holding and not using, adjoining land which formerly belonged to us and suggested that they go after some of it. I said that I could not speak for the Board, but that the Board might be willing to consider disposing of some of the inside land if they could secure enough adjacent property from the government for a sufficiently large playground...Here again, if we hold onto the land along Third Avenue and the cut off, I think we could afford to let the rest go. We could not use it in any way, the school must have more land if the town grows, and our children as students will have some benefit." *

Katherine E. Gladfelter

WJ:to
CC: Dr. Armstrong
Mr. Schnab

* Quote is from my Field Notes

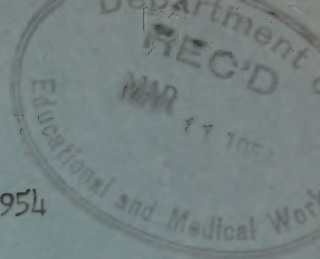
Rev

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Dept.of Educational & Medical Work-Miss Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines, Alaska

DATE March 11, 1954



Answering your memorandum of March 5, 1954 with regard to Mr. Schwab's letter of February 26th, this is to advise that the Board deeded the tracts to the Government by condemnation in fee simple, with no reversionary clause. The town has a much better chance to secure the property; the Board does not have priority.

Lucien H. Tribus

Lucien H. Tribus
Legal Counsel

A.

LHT:D

Law AF 5/3
March 19, 1954

My dear Mr. Schwab:

Your letter of February 26 in regard to the property desired by the public school reached the office just before Miss Gladfelter left for a short field trip. She asked me to acknowledge it and share with Mr. Tribus the questions in the last paragraph about the possible sale of the A-2 property.

Mr. Tribus advises us that there was no reversionary clause in the deed. Of course you know we had no choice in the matter of deeding this property to the Government since actually it was taken by the Government and we had to give the deed they required. In all such cases Mr. Tribus tells us that the former owner of the piece of property taken by the Government does not have any prior claim upon it. There are certain priorities which are applicable to such properties and the municipality would have a prior claim to that of the Board, so it might be possible for them to secure some of the property for school purposes. We agree with you that it would be tragic if this were put up for general sale and we sincerely hope that it will not be done. Mr. Tribus suggests that if you have contacts with local representatives of the Government you might be in a position to press a claim for the return of at least some of the property to the Board. Please keep us informed regarding this.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
of Educational and Medical Work

Rev. Donald A. Schwab
Haines House
Haines, Alaska

FMG:ech

cc: Mr. Tribus

165
201
May 5, 1954

My dear Mr. Schwab:

About the middle of March we wrote you in regard to the question of property desired by the public school. It had been suggested that the School Board make an effort to secure from the Government a piece of the property which they had acquired from this Board. Miss Gladfelter is very anxious to know whether there have been any further developments in connection with this, and would appreciate it if you would bring us up to date on the situation. We hope that something will be done about this before you leave Haines.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
of Educational and Medical Work

Rev. Donald A. Schwab
Haines House
Haines, Alaska

FMG:ech

2

Haines House

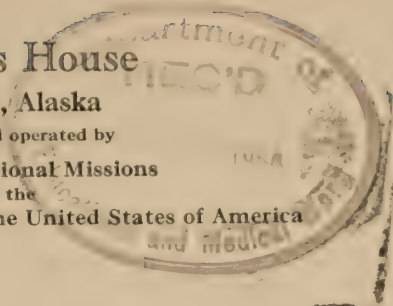
Haines, Alaska

Owned and operated by

Board of National Missions

of the

Presbyterian Church in the United States of America



Rev. Donald A. Schwab, Director

May 11, 1954

Miss Florence M. Goddard,
Assistant Secretary, Board of National Missions
156 Fifth Ave.
New York 10, N.Y.

My dear Miss Goddard:

I have your inquiry of May 5 with reference to the status of the land the school board wants. There is nothing further to report than in my last letter to you on the subject. (sometime in March I believe.) We are waiting on the gov't to act with reference to school board's request.

For your information I inclose a copy of their letter. We have retained a copy for our files. As soon as I hear anything further, I shall advise you.

Very sincerely yours,

D. A. Schwab

64-
May 18, 1951

15
(1)
My dear Mr. Schwab:

I have shared with Miss Gladfelter your letter of May 11th with the copy of the March 3rd letter from Haines Independent School District to the Resident Engineer of the United States Army at Whitehorse.

We are glad to have the information as to what the Haines School District has done about this and note from your letter that there has been no further progress.

In the School Board's letter we notice that they refer to a verbal agreement with this Board about the land which we own and Miss Gladfelter asked me to call your attention to the fact that when she was in Haines, she told the representative of the School Board that the Board might consider a proposition but that actually there was no verbal agreement. We shall count upon you to keep us informed.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
of Educational and Medical Work

Rev. Donald A. Schwab
Haines House
Haines, Alaska

FMG:clr

cc: Dr. Armstrong
cc: Mr. Tribus

Haines Independent School District

HAINES, ALASKA

January 3, 1955

Miss Catherine E. Gladfelter
Secretary, Department of Educational and
Medical Work
Board of National Missions of the
Presbyterian Church
156 Fifth Avenue
New York 10, New York

Dear Miss Gladfelter:

Concerning your letter of May 2, 1955, and our answer of June 16, the former letter being addressed to Mr. Frank, we are now happy to inform you that we have received an executed deed from the United States of America, for the property in question in back of the School. This deed was recorded in the Haines Recording District on October 18, 1955, on pages 162, 163, and 164, of the Deed Record Book.

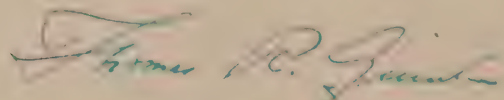
The School Board is, of course, willing to pay the cost of the surveying necessary in the transfer on land from the Board of Missions.

Would you please let us know your thoughts on the fencing in of the area, which will be known as the playground area? The Board has stated that they feel that this area should be fenced in. However, this would not be feasible, we feel, until the area is at least roughly graded and filled, and cleared. In other words, we need some phraseology which will satisfy the Board of Missions that the fence will be built, and yet allow the School Board a reasonable amount of time to do the work which is necessary prior to the fencing, and then do the fencing itself.

We will appreciate hearing from you on this matter, and hope that you can now give us the go-ahead to have the survey made on the Board of National Mission property of our previous correspondence.

Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT



Thomas R. Quinlan, Clerk

Haines Independent School District

HAINES, ALASKA

January 20, 1955

Dr. Roland Armstrong
P.O. Box 2539
Juneau, Alaska

Dear Dr. Armstrong:


We have just received word from the District Engineer of the Corps of Engineers that the Property marked A on the enclosed diagram has been transferred to the Department of Health, Education and Welfare for disposal for school purposes under Section 203 (k) (1) of Public Law 152. Further, that it will not be long when that Department will turn the property over to the School District. The reason that this matter was delayed so long was the Alaska Communication System had asked for the land in question for some antennae. After they had cancelled their request the machinery was put in motion to turn the property over to us.

We would now appreciate knowing if it will be possible to get the property in section B on the enclosed sketch, as previously discussed with Miss Gladfelter and yourself. As you may know, we are getting the new addition to the school in the coming summer; and because the contractor will be on the site it was felt that it would be the most feasible and economic time to do what clearing and excavation work that is necessary for the playground.

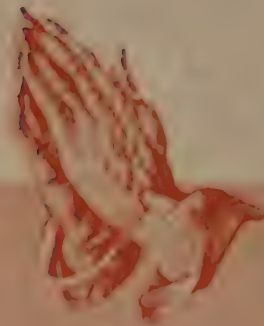
As you know, there is at present, no area where the children have adequate outdoor playing area, and we feel that if this project can come to realization, that it will be a great addition to the School functions and to the community.

We thank you very much for your interest in this matter.

Very truly yours,
HAINES INDEPENDENT SCHOOL DISTRICT


Thomas R. Quinlan
Office of the Clerk

The Challenge of Christian Living



THE PRESBYTERIAN CHURCH IN THE U. S. A.
DEPARTMENT OF WORK IN ALASKA

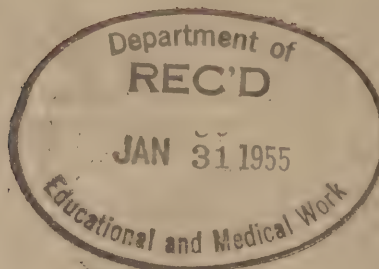
THE REV. J. EARL JACKMAN, D. D.
SECRETARY

156 FIFTH AVENUE, NEW YORK 10, N. Y.

THE REV. R. ROLLAND ARMSTRONG, D. D.
ASSISTANT SECRETARY

Box 2539, JUNEAU, ALASKA

Mr. Thomas R. Quinlan
Office of City Clerk
Haines, Alaska



Dear Mr. Quinlan:

Thank you for your letter of the 20th telling of the progress that is being made in the release of the Army property toward the establishment of the playground area for the town.

I have talked to Mr. Frank about this and I am sending your letter and the drawings on to New York.

I know that Miss Gladfelter will be pleased to have this information.

The proposition that the Board of National Missions was contingent upon the Government's release of the property. You will want to keep us advised as this moves along. In the meantime your word will activate thinking on this subject at headquarters and will make the transfers orderly without seeking quick and immediate action.

Most sincerely yours

R. Rolland Arms trong

cc: Miss Gladfelter
Mr. A. Frank

Stewardship Advance Program for 1955

2/23
9
February 8, 1955

Dear Mr. Frank:

I am hoping that when Dr. Armstrong spent some days with you at Haines on your arrival you were able to take at least a first look at the property situation, especially the latest correspondence of the end of January about the desire of the city to secure an additional portion of the Board's property for a playground for the public school.

I am very glad to see from Mr. Quinlan's letter of January 20 to Dr. Armstrong (we hope there is a copy in your files) that a portion of the tract which the government took from us during the war will probably be made available. I proposed on my last visit that the city go after this but until now had not heard definitely whether any steps had been taken.

Now that we have studied the sketch Mr. Quinlan enclosed in his letter it seems to us that if the Board should give additional land, we should retain more than just the 100 ft. deep strips along the Highway and Third Avenue, since the line of the Highway creates an angle which would be difficult to lay out and use. What would you think therefore of considering retaining the strips and also the shaded triangular area in the enclosed sheet? Could you discover whether the government tract (A) plus the smaller tract (B) which the Board might consider giving would be adequate for a playground?

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan Frank
Haines House,
Haines, Alaska

EEG:gv
cc Dr. Armstrong

Haines House

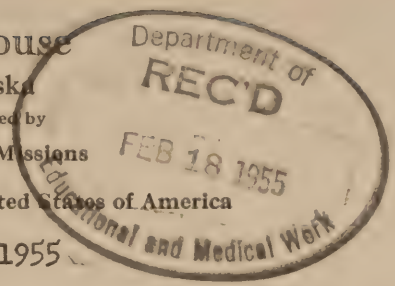
Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

February 14, 1955



Miss Katharine E. Gladfelter
156 Fifth Avenue
New York, New York

Dear Miss Gladfelter:

I have received your letter regarding the property that the city desires to secure from the Board as a playground for the public school.

In checking our files I discover that we have had no communication on this subject since May 18, 1954, other than a copy of Dr. Armstrong's letter to Mr. Quinlan, which is undated. This evidently is an answer to the letter to which you refer. There seems to be no sketch of the proposals under consideration.

You ask, "What would you think therefore of considering retaining the strips and also the shaded triangular area in the enclosed sheet?" Did you intend to send me a copy of the sketch or did you think we would have one in our file? The sketch was not enclosed. As soon as I have access to this material, I shall attempt to secure an answer to your question.

Sincerely yours,

Allan H. Frank

Allan H. Frank

3/3

Law

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February 21, 1955

My dear Mr. Frank:

I am very sorry to see from your letter of February 14 that the enclosure which should have been sent you with our letter of February 8 was omitted.

I am now sending a copy of the sketch which was referred to and shall be glad to have your answers to the questions which we raised.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan Frank
Haines House
Haines, Alaska

KKG:tc
Encl.: sketch

4/1
Public School Plans

February 24, 1955

My dear Mr. Frank:

The enclosed copy of Mr. Quinlan's letter of January 20 should have been sent you on February 21 with the sketch he supplied.

You now (at last) have, I believe, the information needed to answer our questions.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan Frank
Haines House
Haines, Alaska

KEG:md
Encs.

4/7
March 28, 1955

My dear Mr. Quinlan:

As you know, Dr. Armstrong forwarded to us your letter of January 20 and the accompanying drawings relative to the section of the Haines House property which the city would like to acquire for use as a playground for the public school. We delayed writing you as we wished to consult Mr. Frank at our Executives' Conference which was held in Santa Fe during March, and also wished, following our talk with him, to discuss the request with the administrative officers of the Board.

We were all very glad to learn that Section A on the map which you enclosed which is a part of the Haines House property which was taken over by the government during the war has been transferred to the Department of Health, Education, and Welfare of the Territory and that you expect to have this tract turned over to the city in the near future. When this step is taken, we all believe that our Board would look favorably on the donating of an additional portion of our property to the city for a playground, the section in question to be that enclosed in a double red line on the enclosed diagram. As you will see this would reserve an inside triangle and we feel that it is necessary to hold this triangle since the final determination of the use of the outside portion of the property fronting on the highway and on Third Avenue has not been determined. Actually, this triangle would not be too useful for playground purposes and it seems to us that the remainder of the property which our Board might give plus that to be donated by the government would be ample for the proposed purposes.

Would the city be prepared to fence the area which would be used as a playground? It seems to us that it would be highly desirable to do this and in fact, that this would be essential.

Very sincerely yours,

Katharine C. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Thomas R. Quinlan
Office of City Clerk
Haines, Alaska

WHL:to
WHL: WHP
cc: Mr. Frank
Mr. Armstrong

MEMORANDUM TO THE CABINET OF THE DIVISION OF MISSIONARY OPERATION

From: Department of Educational and Medical Work
Date: April 7, 1955
Category: Property
Project: Haines House
Property for Public School

WHEREAS the town of Haines, Alaska has requested the Board to deed to it an interior parcel of land behind and at the side of the present school property for the purpose of providing more adequate playground space and

WHEREAS it is understood that the Government has promised to deed to the town for the same purpose a portion of the adjoining land taken by it during the war from the original Haines House property

THEREFORE that the Board approve granting the land after the boundaries have been approved by the Department of Educational and Medical Work, the Treasury and the Board's legal Council and assurance has been received from the Government of its intention to deed the additional property, and that the proper officers of the Board be authorized to sign the necessary papers.

Cabinet Action:

Approved 4-7-55

H29

Sec. _____

Date _____

Department of Educational and Medical Work

April 7, 1955

Property

Haines House
Property for Public School

WHEREAS the town of Haines, Alaska has requested the Board to deed to it an interior parcel of land behind and at the side of the present school property for the purpose of providing more adequate playground space and

WHEREAS it is understood that the Government has promised to deed to the town for the same purpose a portion of the adjoining land taken by it during the war from the original Haines House property

THEREFORE that the Board approve granting the land after the boundaries have been approved by the Department of Educational and Medical Work, the Treasury and the Board's legal Council and assurance has been received from the Government of its intention to deed the additional property, and that the proper officers of the Board be authorized to sign the necessary papers.

5/25

May 2, 1955

My dear Mr. Frank:

The Board of National Missions at its annual meeting April 28-29 took the following action on the recommendation of this Department via the Cabinet of the Division of Missionary Operations:

"WHEREAS the town of Paines, Alaska has requested the Board to deed to it an interior parcel of land behind and at the side of the present school property for the purpose of providing more adequate playground space and

"WHEREAS it is understood that the Government has promised to deed to the town for the same purpose a portion of the adjoining land taken by it during the war from the original Paines House property

"THEREFORE that the Board approve granting the land after the boundaries have been approved by the Department of Educational and Medical Work, the Treasury and the Board's legal Counsel and assurance has been received from the Government of its intention to deed the additional property, and that the proper officers of the Board be authorized to sign the necessary papers."

Since Mr. Quinlan has not replied to our letter of March 28, a copy of which was sent you, I am enclosing a copy of this letter to transmit to him. The property which the Board expects to retain consists not only of the frontages along Main Street, Third Avenue and the cutoff, but also includes the triangle which will be formed if a straight line is drawn from the inside corner where the frontage we will retain along the cutoff touches the Government's property to the inside line of the frontage on Third Avenue. The property question will be clear if you refer to the sketch which you have.

Since a survey will be necessary to determine the bounds of the property in question, we feel that the City should pay the cost of this.

We shall also wish to be assured not only that the Territory is actually deeding to the City the tract turned over by the the Government, but also that the City is prepared to fence the property which has been requested from the Board. It seems to us quite essential that a fence be provided to delimit a playground area.

Mr. Allan Frank

-2-

May 2, 1955

One other practical question--I am not sure whether the frontages we are retaining provide ^{for} any future widening of the streets or ~~the~~ sidewalks. Could you consult Mr. Muncaster about this?

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan Frank
Haines House
Haines, Alaska

KEG:md

Enc.: cc. Mr. Thomas R. Quinlan

cc: Mr. Tribus
Dr. Armstrong

*Les
moms
dile*

Haines House

Haines, Alaska

Owned and operated by

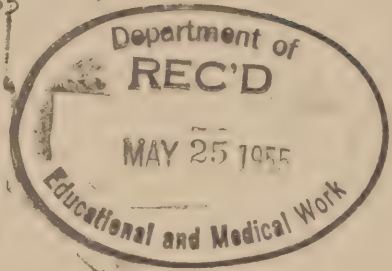
Board of National Missions
of the

Presbyterian Church in the United States of America

May 19, 1955

AD

Miss Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work
New York 10, New York



Dear Miss Gladfelter:

In a letter dated May second, you asked me to transmit a copy of your letter to Thomas R. Quinlan. This letter dealt with the action of the Board of National Missions on the request of the town of Haines for land for adequate playground space near the present school site.

I delivered the letter in person at the time of its arrival. I mentioned that you had received no answer to your letter of March 28 in which you asked the question: "Would the city be prepared to fence the area which would be used as a playground?" He was evidently waiting for some word regarding the tract that the Government is expected to deed to them.

In this same letter, you asked me to contact Mr. Muncaster about the frontages. I have called at his house several times but have not found him at home. During the day he is working outside of Haines. Since he lives alone and has no telephone, I have not yet been fortunate enough to make contact with him. As soon as I do, I shall answer the question the question that you have asked.

Sincerely yours,

Allan H. Frank
Allan H. Frank

yes
Haines Independent School District

HAINES, ALASKA



June 16, 1955

Miss Catherine E. Gladfelter
Secretary, Department of Educational
and Medical Work
Board of National Missions of the
Presbyterian Church
156 Fifth Avenue,
New York 10, N.Y.

Dear Miss Gladfelter:

Mr. Frank brought to me a copy of your letter of May 2, 1955 containing information relevant to the land which the Board will deed to the School. Before answering your letter of March 28, and also of May 2, we have been awaiting a deed from the U.S. Government to the former Army land since the transfer of the Board's land is contingent upon this. We are informed by the Government that the deed will be sent to us in a short time. One of the reasons that it has taken such a long time is that the property had to be transferred to the General Services Administration who in turn could transfer it to us. Just as soon as we receive this deed, the School Board will take formal action on such items as the fence which you have requested, and will send you copies of these minutes.

I note that you refer to the entity of the School as the Town of Haines, whereas it is actually the Haines Independent School District. This District includes the Town of Haines and was formed, I believe about 1947 or 1948. This is a legal political entity which vests the administration of the School in a School Board rather than in a City Council, and includes an area from which the children attend the school rather than the City limits.

The School Board sincerely appreciates the interest that the Board of National Missions has in the Haines School.

Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT

Thomas R. Quinlan

1/6
June 23, 1955

My dear Mr. Frank:

For your information I am enclosing a copy of a letter from Mr. Quinlan answering ours of March 28 and May 2.

As you see, the School District is awaiting the deed to the property being turned over by the Government and will then take action on such items as the fence we requested and presumably ask for the deed to the property the Board is prepared to make available for a playground.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan Frank
Haines House
Haines, Alaska

KEG:md
Enc.

11-16
Mr. Frank referred to
action to date
D.C.A.

Thanks for the signed checks and Transmittal checks received
this afternoon.

Ellen

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America
October 14, 1955

Allan H. Frank, Executive

Dear Mr. Frank,

Frank Holder went to Haines Lumber Company this morning and John Schnabel's clerk handed him a petition to sign. The content may interest you or you may already be aware of it.

The petition is to the Alaska Road Commission for a highway to continue along Third Avenue, across the blacktop through Haines House property and comes out above the Halsingland Hotel to join the existing Mud Bay Road, (Cannery Road)

Frank is enclosing a small map he drew.

It may be that you approve of this move but in any event we feel that you and Dr. Armstrong should be told of it.

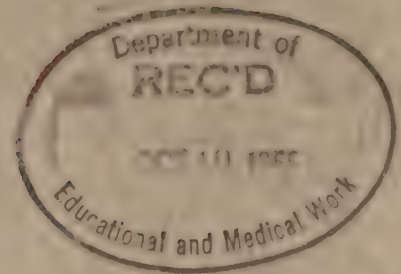
Sincerely,

Ellen M'Coy

cc: Dr. R.R. Armstrong

(Mrs.) Ellen M'Coy





October 17, 1955

Burke Riley, Esq.,
Haines, Alaska.

Dear Mr. Riley:

Thank you very much for your letter of October 11, 1955.

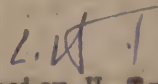
It is very important that Miss Katharine E. Gladfelter be added to the Advisory Council as she is the head of the Unit of Educational and Medical Work of this Board which Unit operates the Haines property. The Advisory Council will therefore consist of the following:

Katharine E. Gladfelter
Lucien H. Tribus
Allen Frank
R. Rolland Armstrong
 representing the Board of National Missions
Ira M. Powell
Cornelius Doody
Olav Lillegraven
Alton J. Nelson
 representing the City of Haines

The next step, of course, will be to decide on a date for the first meeting. I am prepared to go to Alaska again because I consider this entire matter of the Haines property of paramount importance and I know you do too. I am very happy for the way it is working out.

I would like to contact Mr. Muncaster, the surveyor, so that he will be available right after we have the next meeting as I am sure his services will be needed in connection with the development of the remaining property.

Very truly yours,


Lucien H. Tribus
Legal Counsel

LHT/MT

The Challenge of Christian Living

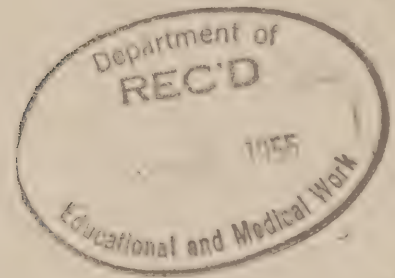


THE PRESBYTERIAN CHURCH IN THE U. S. A.
DEPARTMENT OF WORK IN ALASKA

THE REV. J. EARL JACKMAN, D. D.
SECRETARY
156 FIFTH AVENUE, NEW YORK 10, N. Y.

THE REV. R. ROLLAND ARMSTRONG, D. D.
ASSISTANT SECRETARY
BOX 2539, JUNEAU, ALASKA

November 5, 1955



Miss Katharine Gladfelter
156 Fifth Avenue
New York 10, N. Y.

Dear Miss Gladfelter: Re: Haines property

A letter from Mrs. McCoy at Haines House indicates that the people of Haines are asking for a right-of-way through our property that is known as a continuation of Third Avenue.

On several occasions I have talked to Mr. Heinmiller of Port Chilkoot Company about the advisability of such a road. This would bring Port Chilkoot and the City of Haines into a closer relationship and would eliminate a physical barrier that has separated these two communities. I for one would favor such a proposal.

I am also aware that whatever stipulation the City of Haines has entered into with the Board of National Missions, that one element of the proposal was a Planning Board for the City. To date this Board has not been formed officially. It would therefore be my recommendation that this is the type of proposal that should come before that Board for advice and recommendation.

It is rumored that a group within the City of Haines have formed a Planning Group. If this is so, we have not been officially informed and therefore would have no part in any decision made by these individuals.

Stewardship Advance Program for 1955

Page 2

Miss Katharine Gladfelter

November 5, 1955

I am further informed an application is now before the Alaska Public Works for the Haines Small Boat Harbor, but no disposition has been made of this matter as of this date.

Very sincerely yours,

A handwritten signature in dark ink, appearing to be 'R. Rolland Armstrong', written in a cursive style.

R. Rolland Armstrong

RRA/mk

My dear Dr. Armstrong:

This has been discussed previously and I feel as you do that there would be some advantages in such an extension. However, any decision of this kind should now be considered by the Advisory Council and the Planning Board which have been set up. Too, the proposal should also be made directly to the Board of National Missions via this office.

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KFG:tc
cc: Mr. ~~Wenster~~ Frank

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

December 14, 1955

Allan H. Frank, Executive

Miss Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work
156 Fifth Avenue
New York 10, New York



Dear Miss Gladfelter:

I called Thomas Quinlan the other day regarding our freight bill and so had the opportunity to ask him about the tract of land that the government took from us during the war. He stated that he had just received the deed for that property.

I suggested that he write you about it and am including this information now in the event that he has not yet informed you.

Sincerely yours,

Allan H. Frank

Allan H. Frank

P.S. Burke Reilly has been attending the meeting at Fairbanks so I have not been able to find out anything about the Small Boat Harbor project.

1/18

Law

1/18

January 6, 1956

My dear Mr. Frank:

I have held your letter of December 14 about the property which the town desires for additional playground space in the expectation that we would hear from Mr. Quinlan.

We were glad of course to learn that the deed to a portion of the tract which the government took from us during the war had been received, but we ourselves will not take any steps with respect to the adjoining portion which the Board is prepared to deed until we hear directly from the city.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Mr. Allan H. Frank
Haines House
Haines, Alaska

KEG/cg

Mr. Tribus
Miss Goddard
Haines, Alaska, Property to be deeded
to the Haines Independent School District
for use as playground for the school.

January 23, 1956

Attached is a copy of a letter which we have received from Thomas R. Quinlan, Clerk of the Haines Independent School District notifying us that the Government has now deeded to the School Board the property formerly owned by the Board and taken over during the war. This transfer of property, you will recall, was one of the requirements stated in the Board's action concerning the deeding of this property. We are attaching a copy of the action for your information.

We are also attaching a sketch of the property on which we have indicated in red the property we are willing to deed to the School Board. You will note that we wish to retain the triangle marked with crossed lines as well as the property marked "Reserve for building lot".

You will note the question which has been raised about fencing. We are willing to wait a reasonable length of time for this fencing to be done but some arrangement should be made regarding it. Will you therefore take up with Mr Quinlan the next step in this transfer. We presume that you will want to make arrangements for the survey with Mr. Muncaster although the School Board is to pay the cost of this survey.

Florence M. Goddard

FMG:cmh

4 Encls.

cc: Mr. Frank
Dr. Armstrong

January 24, 1956

Mr. Thomas Quinlan, Clerk
Haines Independent School District
Haines, Alaska

My dear Mr. Quinlan:

Miss Gladfelter has asked me to acknowledge your letter of January 3rd in regard to the property at Haines, Alaska which this Board agreed to deed to the Haines School Board for playground use as soon as we received word that the Government had decided the adjoining piece of property. We are glad to know that the deed has now come through from the Government and we are now turning your letter over to Mr. Lucien Tribus, the Board's Legal Counsel, and he will correspond with you concerning the steps to be taken in connection with this transfer.

We shall, of course, want a survey of the property agreed upon in your correspondence with Miss Gladfelter last spring. We are glad to know that the School Board is willing to pay the cost of surveying and also fencing the property and we feel sure that satisfactory arrangements can be made in connection with the time allowed for the fencing. Mr. Tribus will take up all of these details with you.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department of
Educational and Medical Work

FMG:cmh

cc: Mr. Frank
Mr. Tribus
Dr. Armstrong

Ed. Thes.

3/26

27

Haines Property

January 24, 1956

Re: Haines, Alaska
(Transfer of property to
Haines Independent School District
for use as playground)

Mr. Thomas Guilan, Clerk
Haines Independent School District
Haines, Alaska

Dear Mr. Guilan:

I have been advised by our Department of Educational and Medical Work that I may now make final arrangements for transfer to the School Board of the City of Haines of a parcel of ground labeled parcel "B" on the attached photostatic copy of a sketch. The parcel which we are willing to convey has been indicated in red. It will, however, be necessary now for Mr. Lancaster to give us a notes and bounds description; and we will also need to know the name of the grantor.

I would suggest further that when Mr. Lancaster makes the survey that the School Board arrange to have him put in permanent markers at all corners so that the property can be identified from the remainder of the Board's tract. You will note that we are reserving a strip of land along Main Street 100' in depth and a triangular area along Haines Highway.

I am planning on going to Haines with a member of the Board in the early spring. We have already made arrangements for transportation and expect to arrive in Haines on or about the 25th of May. I think it might be well to omit closing this transaction until this time but if you are anxious to close prior to our arrival I will be glad to cooperate.

We also wish to make it clear that we understand that the School Board or the City of Haines will erect attractive fencing around the area to be transferred and that both the fencing and the cost of the survey and plats will be handled by the School Board or the City of Haines at no expense to this institution.

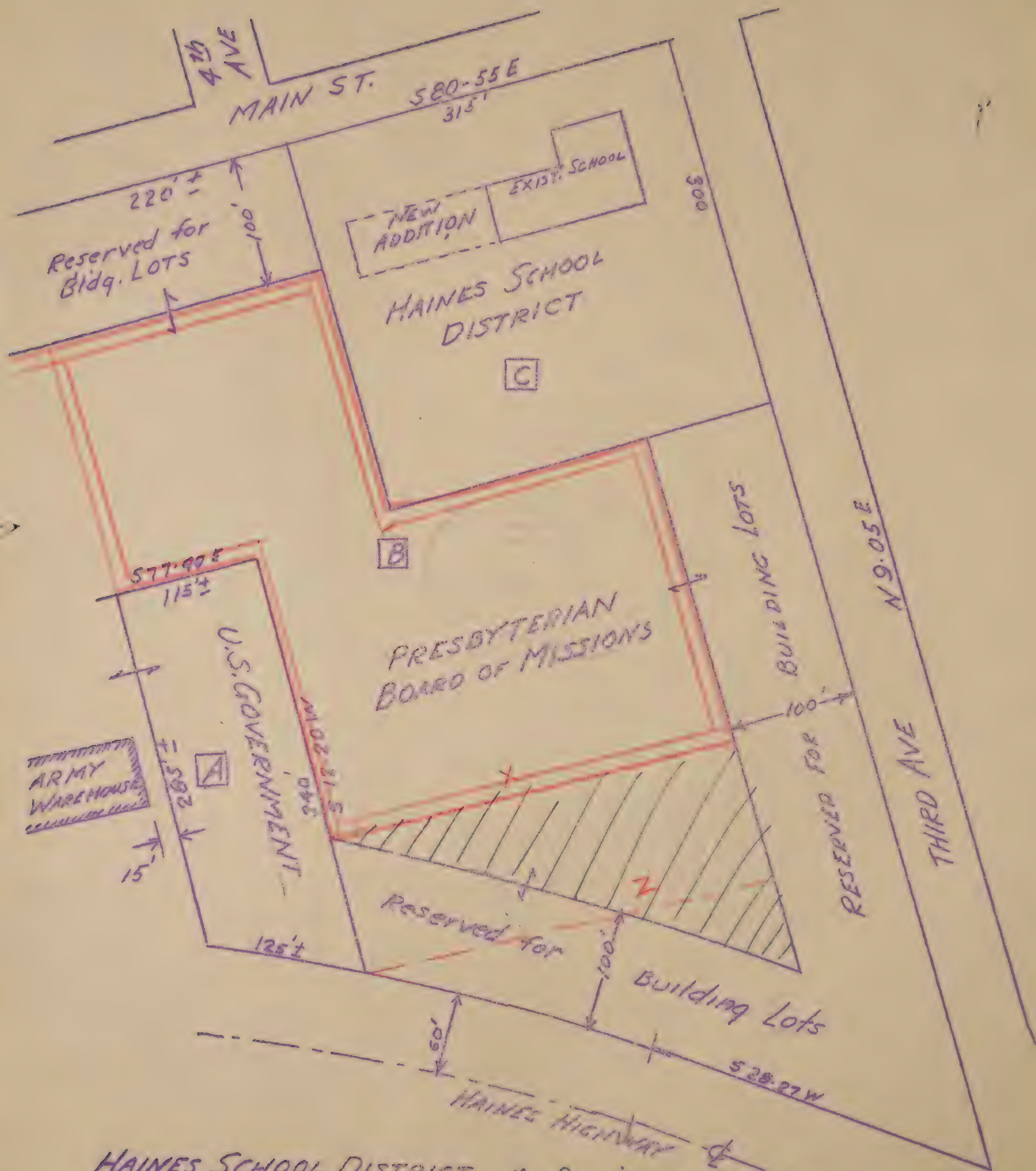
Please let us hear from you.

Sincerely yours,

Lucian H. Tripps
Legal Counsel

LHT:P
Enc.

cc: Mr. Allan T. Frack
Rev. J. J. Armstrong, R.S.
Dept. of Educational & Medical Work



HAINES SCHOOL DISTRICT
& ADJOINING PROPERTIES

1"=100'

Mr. Durilan

1-20-55

A-Trans. to Dept. of Health, Ed. & Welfare
for school purposes. To be turned
over to Haines Sch. Dist.

B- Requested from Bd. of Nat'l
Missions.

HAINES LUMBER COMPANY, INC.

HAINES, ALASKA

C
O
P
Y

February 4, 1956

Mr. Lucien H. Tribus
Board of National Missions
156 Fifth Ave.
New York, New York

Dear Mr. Tribus:

It appears that I am on the short end of the stick again in respect to time. I have an opportunity now to purchase a building suitable for lumber storage. We have been stacking lumber in the open here for years but it is not a satisfactory procedure. When you were last here I spoke with you about the possibility of obtaining the land in back of our store for use in the development of a motel and you were not antagonistic to such a step. It appears that my mind has been changed in some respects and now would like the same property to move this building on to. I have enclosed a sketch of what we would like to buy. We would prefer to get the property with $52\frac{1}{2}$ ft. of frontage on 3rd Ave. and back 150 ft. If this is contrary to what you have in mind for this land we would be willing to take 100 ft. of frontage on 3rd.

My father and brother have discussed what would be a fair price for this land and feel that \$800.00 is not out of line. It has several disadvantages which I will point out. First it is two feet lower than the street level which will necessitate fill. (If we get the No. 1, choice this is not true as we have filled half of it already) Second, it borders the school property which makes it a street that will only have business houses on one side. The real advantage to us is its proximity.

As I stated in the opening of this letter, we are short of time in respect to indicating whether we will take this building. If you can give us some encouragement we will go ahead with the purchase of said building in hopes we can work out the sale of this land.

Sincerely yours,

s/ JOHN J. SCHNABEL

HAINES INDEPENDENT SCHOOL DISTRICT

HAINES, ALASKA

February 8, 1956

Lucien H. Tribus, Legal Counsel
Board of National Missions of the
Presbyterian Church in the United States of America
156 Fifth Avenue
New York 10, N.Y.

Dear Mr. Tribus:

I have received your letter of January 26, 1956, regarding the transfer of land to the Haines Independent School District, which is the correct name of the grantor.

We have today asked Mr. Muncaster to make the necessary survey as noted in your letter, and will send the information along to you just as soon as it is completed. If it is agreeable with you, we would like to close this transaction as soon as it is conveniently possible.

As I mentioned in an earlier letter to Miss Gladfelter, we are not sure just what wording could be used that will satisfy the Board of Missions as to our intent and guarantee of building a fence around the area. As you know, it would be impossible to build it immediately, as the area is not cleared or leveled, and any fence separating the properties now would run thru the woods, and over very uneven terrain. We would appreciate it if you would provide some phraseology that would be satisfactory with your Board, and give us some leeway in the time element in building this fence.

Would it be possible to get a waiver or permission from you to allow the contractor who is building our new school building to put some fill on the property which is to be transferred. The property needs fill, and he happens to have some that he has to dispose of. He may want to dispose of it before this transfer is complete.

Thank you very much for your letter.

Very truly yours,

HAINES INDEPENDENT SCHOOL DISTRICT

s/ Thomas R. Quinlan
Office of the Clerk

Ed. Hines
105 9

FEB 11 1956

February 10, 1956

RE: HAINES, ALASKA

Mr. John J. Schnabel
Haines Lumber Company, Inc.
Haines, Alaska

Dear Mr. Schnabel:

This will acknowledge receipt of your letter of February 4, 1956.

I wish that I might give you a more satisfactory answer to your problems than it is possible for me to do at this time. However, it will please you to know that Mr. Thomas Cox, a member of our Board and the President of one of New York's large banks, is going to Alaska with me this spring. We have made reservations on the Canadian Pacific Steamship boat, 'Princess Louisa,' and expect to leave Vancouver, God willing, on May 21st. While we are in Haines Mr. Cox, who is chairman of our Real Estate Committee, will meet with you and other interested parties including the City Council and we hope to have Mr. Muncester available and to formulate a plan to take back to the Board regarding the Haines property. Until this time no further sales or land agreements can be made.

Miss Katharine A. Claffelter, head of our Department of Educational and Medical Work (which department operates Haines House), plans to be in Haines at the same time.

I am looking forward to meeting you again and I have already spoken to Mr. Cox about your desires.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

INT: D
cc: Mr. Thos. Cox
Dept. of Educational & Medical Work

Feb. 15, 1956

RE: HAINES, ALASKA

Haines Independent School District
Haines, Alaska

Att: Mr. Thomas R. Quinlan,
Office of the Clerk

Dear Mr. Quinlan:

Thank you for your letter of February 8, 1956.

I think it would be well to withhold any dumping of fill until Mr. Muncaster has completed his survey and I have the metes and bounds description. Then I will ask permission from the Department of Educational and Medical Work as this department has jurisdiction over the property, subject of course to the wishes and directions of the Board.

I believe that a letter from the City of Haines that they will erect a fence on or before a certain date will be satisfactory. If you will write such a letter, I do not believe there needs to be any particular phraseology. I suggest that you address the letter to Miss Katharine E. Gladfelter, Secretary of the Department of Educational and Medical Work, of this Board, with a copy for my office so that I will be able to follow up the matter.

Will you please let me have Mr. Muncaster's address as I want to be sure that he is available for consultation during my visit in May. I expect to be in Haines with the Chairman of the Board's Real Estate Committee about the 26th of May and will need the services of Mr. Muncaster at that time. I also want to have him present when we discuss plans for the property.

With kind personal regards and looking forward to seeing you in May, I am

Sincerely yours,

Lucien E. Tribus
Legal Counsel

LHT:D
cc: Miss Katharine E. Gladfelter

Mr. Tribus
Miss Gladfelter
Haines, Alaska

February 17, 1956

Mr. Wilcox who has recently resigned as the Dean at Sheldon Jackson came in for a conference yesterday, and in the course of our talk he mentioned developments in Haines, among others, the increase in the value of property! Naturally, I was interested and on inquiring discovered that he understood that a lot on Main Street in the vicinity of the property we have been selling was recently disposed of at a price between \$2700 and \$3000. He did not know the depth of the lot, but the width was fifty feet.

This indicates again how careful we must be in disposing of any additional property at Haines in order to be sure that the Board is securing a fair price. For example, the recent offer of Mr. Schnabel, is, I think, too low.

Katharine E. Gladfelter

KEG:tc

Elisabeth Hakkinen
President

Ira Powell
Vice President

John Schnabel
Executive Secretary

I.B. Rowser
Treasurer

HAINES BUSINESS COUNCIL
HAINES, ALASKA

February 22, 1956

C
O
P
Y

Mr. Lucien H. Tribus
National Board of Missions
Presbyterian Church
156 Fifth Avenue
New York, New York

Dear Mr. Tribus:

The Haines Business Council, an organization of Haines Business firms, owning Haines Real Estate, feels that the time has come to develop a more passible route into the south side of town.

Through the winter and spring thaw the road that goes from the Haines Highway over the hill to Chilkat Inlet is extremely difficult to travel due to adverse grade in combination with ice and mud. The approach to the hill through the Post property is restricted by several sharp curves which make it impossible to gain sufficient speed to maintain traction.

The Government has opened several hundred acres of land to the south under the small tract plan. More people are settling in this area and traffic is much greater. A new route would be of benefit to them and you as well. We have in mind the extension of Third Avenue to connect with the Mud Bay Road at the southwest corner of the Post compound proper. Mr. Heinmuller, manager of the Post property, has expressed himself as being willing to see this take place.

Before approaching the City and Territory for funds to construct this extension, we felt it best to ask your views in respect to this development. We feel that this is a forward step of benefit to the entire community. It will open up part of your land that it passes through. It will make your drive to Rainbow Glacier Camp much more pleasant.

Should your answer be favorable, we shall petition the Territory to consider this work.

Very truly yours,

s/ Ethel K. Powell, Secretary

February 28, 1956

RE: HAINES, ALASKA

Haines Business Council
Haines
Alaska

Att: Mrs. Ethel K. Powell, Secretary

Dear Mrs. Powell:

Thank you for your letter of February 22, 1956 regarding the possible extension of Third Avenue.

This is to advise you that Mr. Thomas R. Cox, Chairman of the Real Estate Committee of this Board, Miss Katharine E. Gladfelter, head of our Department of Educational and Medical Work, whom I am sure you know, and the writer, are going to Haines the latter part of May for the purpose of considering the future of the Board's property holdings there. We will most certainly confer with the Haines Business Council regarding the extension of Third Avenue.

We hope that in the meantime the Haines Business Council will prepare an agenda of items which they feel should be discussed. I am sure that you appreciate the Board of National Missions is doing everything in its power to establish a happy relationship with the Municipality of Haines.

With kind regards, I am

Sincerely yours,

Lucien E. Tribus
Legal Counsel

LFT:D

cc: Mr. Thos. R. Cox

Dept. of Educational & Medical Work

29
FEB 29 1956

February 28, 1956

RE: HAINES, ALASKA

Mr. Thomas R. Cox, President
Broadway Savings Bank
250 W. 23rd Street
New York, N.Y.

Dear Mr. Cox:

I am enclosing a copy of a letter from Mrs. Ethel K. Powell, Secretary, Haines Business Council, Haines, Alaska, regarding the extension of Third Avenue, which is a point you yourself mentioned while you were looking at the map of Haines. I shall take it upon myself to draft a few zoning regulations which we can include in the agenda at least to have a talking point when we meet with the City Council. We will probably also be requested to meet with the Haines Business Council, and undoubtedly in addition be buttonholed by a number of substantial citizens who have their own interests to promote.

The church at Haines has gotten into the act and is seeking a substantial plot of ground for its future development. I enclose a copy of a letter to the Pastor of the church from Miss Gladfelter, dated February 24, 1956.

With kind regards, I am

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D

Enc.

cc: Dept. of Educational & Medical Work ✓

Ed. Miller

3

March 5, 1956

RE: HAINES, ALASKA

Burke Riley, Esq.
Haines
Alaska

Dear Mr. Riley:

I believe it is very important for you and for me to draft a few zoning regulations in order that we may have something definite to discuss with the City Council when Mr. Thos. R. Cox and Miss Katharine E. Gladfelter and I arrive. Under the present plan we will probably arrive in Haines on the 26th of May and should be ready to get down to 'brass tacks' just as soon as possible.

I am enclosing a copy of a letter which I have written to Mr. Muncaster, which possibly may not reach him for the reason that he spends, as we both know, a great deal of time in the woods, so that I would appreciate it if you too will try to contact him and have him available for our meetings.

Looking forward to meeting with you again and hoping that we may accomplish results satisfactory to all the good people of Haines and to the members of our Board, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Mr. Thos. R. Cox
Dept. of Educational & Medical Work

MAILED 1058

March 5, 1956

RE: HAINES, ALASKA

Mr. W. Mancaster, Surveyor
30 Mile
Haines, Alaska

Dear Mr. Mancaster:

Mr. Thos. E. Cox, Miss Katharine E. Claffelter and the undersigned expect to arrive in Haines, Alaska on the 25th or 26th of May in order to discuss the future development of the Board's property at Haines. We will undoubtedly need a considerable amount of survey work done by you and therefore it is very essential that you arrange to be with us in Haines while we are there. If possible I would like to arrange to have you there on the 27th and 29th of May next.

So that you may reply promptly I am enclosing a self addressed stamped envelope and would appreciate hearing from you at your earliest convenience.

Sincerely yours,

Lucian H. Tribus
Legal Counsel

LHT:D

cc: Burke Riley, Esq.

Mr. Thos. E. Cox

Dept. of Educational & Medical Work ✓

Ed. Thed

C
O
P
Y

Haines, Alaska
3/13/56

Mr. Lucien H. Tribus
Legal Counsel

Dear Mr. Tribus:

In reply to yours of 3/5/56 am in Haines at present and if for any reason should leave will try to be there May 28 and 29. If for any reason I can not will let you know. Thanks.

As soon as my prints return regarding the school plot will take one and the description over to the Home and they can send one to you. They should be back most any day.

Yours Truly,

s/ W. Muncaster
Box 13
Haines, Alaska

Hand

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

Allan H. Frank, Executive

Handwritten initials

March 19, 1956

Miss Katharine E. Gladfelter, Secretary
Department of Educational and Medical Work
Board of National Missions
156 Fifth Avenue, New York 10, New York

MAR 20 1956

Handwritten mark
Dear Miss Gladfelter:

When Mr. Muncaster was here to leave the maps and the metes and bounds description of the Haines Independent School District, I asked him about the expediency of running a two strand wire around our property so we could occasionally walk the line. This had been suggested by Mr. Tribus when he was here last July.

Mr. Muncaster said he had made a suggestion several years ago when he had done some surveying for the mission. He thought it advisable to place iron pipe, which would extend a short distance above the surface of the ground, every 1000 feet and occasionally connect two upright pipes with a horizontal one. This would eliminate the damage that a falling tree or a pair of wire cutters might do to strands of wire.

Sincerely yours,

Allan H. Frank

Allan H. Frank,
Executive

AF:r

(F)

Haines Property
15V

March 19, 1956

My dear Dr. Armstrong:

Enclosed are the copies I promised of Burke Riley's letter to Mr. Tribus about the membership of the City Planning Commission of Haines and the Advisory Council; and Mr. Tribus' reply of October 17th.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Dr. R. Rolland Armstrong
Box 2539 4 Behrens Ave.
Juneau, Alaska

KEG:cmh

Encl. *Handwritten note: 100-100000-100000-100000*

Dictated by Miss Gladfelter
but signed in her absence.

HAINES HOUSE

March 19, 1956

C O P Y

Dear Miss Gladfelter:

Mr. William Muncaster called last evening to leave the enclosed maps, showing the Haines Independent School District boundaries as they will appear after the Board has transferred the parcel of land which has in previous correspondence been referred to as parcel "B".

The descriptions which are also enclosed, will give you the metes and bounds that Mr. Tribus asked for in his January twenty-sixth letter to Mr. Thomas Quinlan.

I am mailing a copy of the map to Dr. Armstrong along with the boundary description and am placing a copy in the Haines House file.

Mr. Muncaster will await your approval before making the survey.

Sincerely yours,

Allan H. Frank
Executive

AF:R

cc. Dr. R. Rolland Armstrong

FMG:cmh

Description of Haines Independent School District property in U. S. Survey No. 735 at Haines, Alaska Latitude $59^{\circ}14'$ North Longitude $135^{\circ}36'$ West as of March 8th, 1956.

All bearings in this description are referred to those of U. S. Survey No. 1179 in the City limits of the Town of Haines.

Tract described as follows to wit:-

Beginning at the monument of Third Ave. and Main Street as shown on plat of U. S. Survey No. 1179.

Thence North $80^{\circ}55'$ West along the monumented line of Main Street 30 feet distance

Thence South $9^{\circ}05'$ West along the West Margin of Third Ave. 35 feet distance to the South Margin of Main Street and true point of beginning.

Thence South $9^{\circ}05'$ West along said West margin of Third Ave. 287.28 feet distance.

Thence North $80^{\circ}55'$ West 100 feet distance

Thence South $9^{\circ}05'$ West 250.72 feet distance.

Thence North $80^{\circ}55'$ West 357.52 feet distance

Thence South $12^{\circ}15'30''$ West 103.50 feet distance to the Right-of-way line of the Haines Cut-off Highway which is on a curve and the bearing to the radius point at this point being South $33^{\circ}03'51''$ West and the radius is 1970.08 feet.

Thence on curve to the westward with radius of 1970.08 through an arc of 142.58 feet distance, Central angle of $4^{\circ}03'48''$ The radius point of curve at this point bearing being South $28^{\circ}55'03''$ West

Thence North $12^{\circ}15'30''$ East 494.00 feet distance. Thence

Thence South $80^{\circ}55'$ East 253.32 feet distance

Thence North $9^{\circ}05'$ East 100.00 feet distance to the South Margin of Main Street and the East Margin of Fourth Ave.

Thence along the South Margin of Main Street ^{South} $80^{\circ}55'$ East 315.00 feet distance to the true point of beginning. Containing 6.256 acres and all in U. S. Survey No. 735.

Deeded to the Haines Independent School District by

A parcel of land in U. S. Survey No. 735 situated at Haines, Alaska

Latitude $59^{\circ}14'$ North and Longitude $135^{\circ}26'$ West

All bearings in this description are referred to those of U. S. Survey No. 1179 in the City limits of Haines.

Tract described as follows to-wit:-

Starting at the monument at Third Ave. and Main Street as shown on Plat of U. S. Survey No. 1179,

Thence North $80^{\circ}55'$ West along the monumented line of Main Street 30 feet distance
Thence South $9^{\circ}05'$ West along the West margin of Third Ave. 124.25 feet distance to true point of beginning.

Thence North $80^{\circ}55'$ West 100 feet distance

Thence South $9^{\circ}05'$ West 250.72 feet distance

Thence North $80^{\circ}55'$ West 357.52 feet distance

Thence North $12^{\circ}15'30''$ East 240.63 feet distance

Thence North $77^{\circ}44'30''$ West 135.00 feet distance

Thence North $12^{\circ}15'30''$ East 192.55 feet distance

Thence South $80^{\circ}55'$ East 253.32 feet distance

Thence South $9^{\circ}05'$ West 189.05 feet distance

Thence South $80^{\circ}52'30''$ East 315.00 feet distance to the true point of beginning
all in U. S. Survey No. 735 and containing 3.163 acres.



A. R. C.

HAINES

DALTON STREET

ALASKA STREET

U. S.

SURVEY

No. 1179

E. R = 2636.67
Δ = 10° 38'
S. T. = 245.37
L. C. ARC = 489.33

U.S. SURVEY No. 735

ARMY TRACT

NO. A-2 JUNEAU 01315

23.662 A
- 1.002
22.660 A

HAINES CUT-OFF HIGHWAY

CITY N. 77° 44' 30" W.
HWY. N. 77° 40' W.

WARE HOUSE

HAINES INDEPENDENT SCHOOL DISTRICT

U.S. SURVEY No. 735

TABLE OF SURVEY

STA. OR BEARING	DIST.	N	S	E	W	COORDS	D.M.D.	D. AREA
U.S. L.M. NO. 573						0 0 0 0		
MON 3 rd & MAIN						+180.65 -311.41		
S 49° 41' W	46.10					+150.83 -1906.55		
COR 1								
S 9° 05' W	287.28		285.652		4.5667		- 45.67 +	13045.64
COR 2						-134.82 -1052.22		
N 80° 55' W	100.00	19.787			98.746		- 190.08 -	3001.36
COR 3						-119.03 -1150.96		
S 9° 05' W	250.72		247.576		39.583		- 328.41 +	81307.75
COR 4						-366.61 -1190.55		
N 80° 55' W	351.52	56.442			253.037		- 721.03 -	40694.93
COR 5						-310.17 -1543.59		
S 12° 15' 30" W	106.60		104.176		22.633		- 1096.70 +	114243.24
COR 6						-414.34 -1566.22		
S 53° 03' 51" W	1976.08		1651.045		1074.832		- 2194.17 +	362268.438
RADII						-2065.38 -2641.05		
N 28° 55' 03" E	1970.08	1724.443		952.632			- 2316.37 -	399444.108
COR 7						-340.94 -1688.42		
N 12° 15' 30" E	424.00	482.737		104.883			- 1258.85 -	607697.25
COR 8						+ 141.80 -1583.54		
S 80° 55' E	253.32		39.992	250.143			- 903.83 +	36144.16
COR 9						+ 101.81 -1333.39		
N 9° 05' E	100.00	98.746		15.787			- 637.90 -	62992.63
COR 10						+ 200.56 -1317.60		
S 80° 55' E	315.00		49.729	311.050			- 311.05 +	15468.52
COR 1						+ 150.83 -1006.55		

4° 5' 48" sector of curve = $\frac{3940.16 \times 7854 \times 12.44}{360 \times 3} = 140447.9$
412966.8
- 140447.9
272519
6.256A

HAINES
INDEPENDENT SCHOOL DISTRICT
MAP
SHOWING THEIR PROPERTY
IN
U.S. SURVEY NO. 735
SCALE 1" = 100'
AREA 6.256A.
ALL CORNERS ARE ROCK MONUMENTS.
Set 18 inches below surface
Survey commenced 2/11/1956
" completed
BY W. Muncaster.

El. Med.
S
105

Juf

MAR 22 1956

March 2, 1956

RE: HAINES, ALASKA

Mr. W. Muncaster - Surveyor
30 mile Box 13
Haines, Alaska

Dear Mr. Muncaster:

Thank you for the information contained in your letter of March 13, 1956. I will look forward to seeing you in Haines May 28-29.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D. [illegible]
cc: Dept. of Educational & Medical Work ✓

Mr. Frank

March 29, 1956

Miss Goddard

Haines House

Haines Independent School
District property

17
In Miss Gladfelter's absence I am acknowledging your letter of March 19th enclosing the map prepared by Mr. Wuncaster showing the property to be deeded to the Haines Independent School District and also the metes and bounds as requested by Mr. Tribus. As far as I can see the map agrees with the previous one on which we had indicated the property we would be willing to deed to the school Board.

We are sending this letter and one copy of the map to Mr. Tribus and shall also bring it to Miss Gladfelter's attention upon her return. ^{we shall write} As soon as Mr. Tribus has reviewed it concerning the next steps.

Florence M. Goddard

FMG:cmh

cc: Dr. Armstrong

195
Mr. Tribus

Miss Goddard

March 29, 1956

Haines property to be deeded to the
Haines Independent School District
for playground

Ⓡ
Attached is a letter just received from Mr. Frank enclosing the map prepared by Mr. Muncaster showing the property to be deeded to the Haines Independent School District in accordance with the Board action of April 7th, 1955. Attached also are the metes and bounds which you requested. We shall appreciate it if you will review this correspondence and advise regarding the next steps. The map seems to agree with the previous one showing the property we were willing to deed to the School Board. I believe you have a copy of this previous sketch.

Florence M. Goddard

FMG:cmh

Att.

APR 18 1956

April 17, 1956

RE: HAINES, ALASKA

School Site

Mr. Allan H. Frank, Superintendent
Haines House
Haines, Alaska

Dear Allan:

I am about to draw a deed conveying the school site, which the Board has agreed to convey without cost to the Haines Independent School District. Before drawing the deed I want to make sure that I have the correct name of the school district. Would you be so kind as to inquire from Burke Riley and either have him write me or write me yourself giving me this information. As soon as I have same, I will draw the deed which, when delivered, must be recorded. Cost of recording of course is to be paid by the school district. You might also advise me as to whom I should send the deed together with our usual letter of instructions.

I am looking forward to seeing you next month. Also, I have not forgotten the power mower — more about this when I see you! I expect to arrive in Haines with Mr. Cox on the 26th or 27th of May and am very anxious to have Mr. Lancaster available. I have already written to him and believe that he intends to be there on the 26th, 27th and 28th.

With kind personal regards, I am

Sincerely yours,

L. H. Tribus

Lucien H. Tribus
Legal Counsel

INT:D

cc: Mr. Thos. R. Cox
Educational & Medical Work

May 2, 1956

RE: HAINES, ALASKA

REGISTERED MAIL

Mr. Allan H. Frank, Superintendent
Haines House
Haines, Alaska

Dear Allan:

I enclose herein deed from the Board of National Missions to the Haines Independent School District, Haines, Alaska, which you will hold until the arrival of Mr. Thos. R. Cox and Miss Gladfelter. We think it would be advisable to arrange for a formal delivery and presentation of this deed if possible to be held in the church on Tuesday, May 27th. I think it would be a very favorable gesture for this deed to be delivered with some form of public ceremony as it would enable the citizens of Haines to realize how hard the Board is striving to cooperate with them.

We are voluntarily relinquishing the gift of a very valuable piece of property in order that children may have a proper place to attend school. In my judgment this gesture on the part of the Board should be given as much publicity as possible.

We will be very happy to have your opinion by return mail. Miss Gladfelter lends her hearty endorsement to this program.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

INT:ID
Enc.

cc: Mr. Thos. R. Cox

Dept. of Educational & Medical Work /

Summary of Conference re: Haines, Alaska property

May 4, 1956

Mr. Thomas Cox
Miss Katharine E. Gladfelter
Mr. J. Earl Jackson
Mr. Lucien Tribus (Part of the time only)

A survey of the Haines House property was studied and the following points came out in the discussion:

- 1--That pending Miss Gladfelter's conference with Mr. Frank, the superintendent of Haines House and Mr. Critchman, the architect, the area bounded by the beach (south), the cutoff (West), Second Avenue if cut through (North) and Main Street (East) be reserved for the Home. The Home is now located on this tract. That another section of the property not in the center of town might be reserved later if for any reason it seemed urgent to relocate the Home.
- 2--That a section of the property will be reserved for possible relocation of the Presbyterian Church. The Session is considering this and will probably present a plan.

A tract bounded by the cutoff, Third Avenue, the sewer line and Second Avenue if cut through, was suggested.
- 3--That the Church be given the use of a strip of land adjoining, and north of the church, for parking purposes.

That this strip and the property on which the house and church stand be delineated by mutual agreement of the church and the Home; that the total area so delineated then be surveyed, made the responsibility of the Church, and fenced by the Church.
- 4--That if the city so desires, a right of way for Second Avenue from Main Street to the cutoff be given.
- 5--That the property between Second Avenue, if cut through and Third Avenue be released for sale subject to zoning restrictions to be established by the city.
- 6--That if the city so desires, a right of way for the extension of Third Avenue from the cutoff to Fort Chilkoot be given.

The following points were also touched upon:

- 1--That since a number of inquiries about the property have been received in the last two years all inquirers will be notified that additional land is for sale.
- 2--That the present policy of trying to sell for immediate use so as to avoid the possibility of land being bought and held for speculative purpose will be continued.
- 3--That an already evident rise in land values due to pending developments in the area should benefit the Board in any sales.

Mr. Allan H. Frank

May 7, 1956

Katharine E. Gladfelter

Haines House

Deed granted to public school

I saw Mr. Tribus' letter to you of May 2 about the deed for the additional property we are giving the public school before it was mailed, and O.K.'d it being sent, though I have a question as to whether you will desire the formal presentation proposed.

I am not sure personally that people would turn out for such a meeting, etc. so want you to know that I think you should feel free to table the proposal if this seems desirable or else simply make an announcement via the local press.

Since I am writing about one item connected with our visit let me include another, namely housing. I am asking Dr. Armstrong to be in Haines while I am there. Could you put us up at Haines House and let Mr. and Mrs. Cox and Mr. Tribus go to the Hotel? I shall be glad to go to the Hotel also if your adult quarters will be crowded with summer workers, but Haines House would be first choice so that I could spend more time with the group.

I told Mr. Cox when Dr. Jackman, Mr. Tribus and I had luncheon with him today that I suspected he would be at the Hotel. I urge that he, Mrs. Cox and Mr. Tribus be there since the Coxes are an older couple and I think it will be better all around for them to be in a place where they will have more time to themselves.

KEG/cg

CLASS OF SERVICE

This is a fast message unless the deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL, PRESIDENT

1201

SYMBOLS

DL = Day Letter

NL = Night Letter

LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination

OC308

O SEA631 NL PD=HAINES ALASKA 7:

1956 MAY 7 PM 9 56

=KATHERINE GLADFELTER BOARD OF NATL MISSIONS: MAY 7 1956

156 5 AVE NYK:

=MR TRIBUS MAY 2ND LETTER RECEIVED. SEE NO POSSIBILITY
OF PUBLIC PRESENTATION MAY 29TH. MORE APPROPRIATE TIME
FOR PRESENTATION OF DEED WOULD BE FRIDAY MAY 18TH,
HIGH SCHOOL COMMENCEMENT DATE. IF YOU APPROVE AND
CANNOT BE PRESENT WOULD SUGGEST DR ARMSTRONG BE ASKED
TO MAKE PRESENTATION=

ALLAN FRANK=.

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

Mr. Allan H. Frank

May 8, 1956

Katharine E. Gladfelter

Haines House

Presentation of Deed

I have just talked with Mr. Tribus over the telephone and find that he agrees with our feeling that we should accept the recommendation in your telegram of May 7 that the public presentation of the deed to the new section which the Board is granting for a playground at the school be presented on Friday, May 18, in connection with the High School Commencement.

If Dr. Armstrong is to be in the vicinity at that time, we suggest that he, as the Assistant Secretary for the Work in Alaska, represent the Board and present the deed to you and that you in turn present it to the proper local authority. If Dr. Armstrong will not be in Haines (I have asked him to come over the following week in order to be there while I am) then our proposal would be that you represent both the Board and Haines House and simply make the presentation directly.

If anything is said about this presentation while we are at Haines, we will just pass over the matter quietly by saying that it seemed desirable to make the presentation at Commencement time, when townspeople, students, families, etc. would be there. The reason I used the words "pass over" was because we would not want our Board member who is to be with us in Haines feel that we had denied him the privilege of sharing in the presentation. Enough said!

KEG:tc

Dictated by Miss Gladfelter
but signed in her absence.

9
4
May 11, 1956

Mr. Thomas R. Cox
Broadway Savings Bank
250 West 23 Street
New York 11, New York

Dear Mr. Cox:

Mr. Tribus telephoned a couple of days ago to report that you had asked him to supply a summary of the conference which you had with him and Dr. Jackman and me on Friday, May 4 relative to the Haines, Alaska, property and asked that I prepare this since he was absent from a large portion of our discussion.

Since I know that Mr. Tribus is out of the office this week and since we are leaving soon for Alaska, I am sending the summary directly to you with a copy to Mr. Tribus in order to save time.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:tc
cc: Mr. Tribus
Encl.

Mr. Allan H. Frank

May 11, 1946

Katharine E. Gladfelter

Haines House

Haines Property

As the schedule stands now Dr. Armstrong and I should be in Haines a couple of days before Mr. and Mrs. Cox and Mr. Tribus arrive.

That would give us time to plan for the space needed for Haines House present or future, and also to discover the present thinking of the Session of the Church.

Dr. Jackman indicated recently that a move to a more central location might be recommended in which case your suggestion that we hold for Haines the entire tract ~~west~~ to Main Street is a good one. House

We assure you that no decision will be made about the disposal of the property until we have an opportunity to indicate the needs of both Haines House and the Church.

KEG/cg

c.c. - Dr. Armstrong

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

MAY 14 1956

TO: Miss Katharine E. Gladfelter

DATE: May 10, 1956

FROM: Allan H. Frank

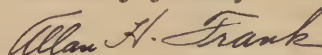
STATION: Haines House

SUBJECT: Haines Property

It is my understanding that a committee has been appointed by the Church to ask for five acres of land on Third Street for its future building program along with the area on which it is now situated plus a parking lot. I have been thinking of this in connection with our own program at Haines House.

Should a conclusion be reached that we shall use the area in front of our present buildings for the new cottages, we, too, should think in terms of expansion since our present planning has been in terms of approximately thirty children. If the Haines area does grow as some here seem to think it will, the demand for the type of service that we are beginning to offer may also grow. Our logical expansion would be in the area which the Church now occupies. The manse would make a fine staff cottage when and if the Church decides to move. Could some provision be made that this area revert back to Haines House if the Church goes ahead with a new building program? We would certainly not want it sold or leased for public use.

Sincerely yours,



Allan H. Frank

cc: Dr. R. Rolland Armstrong

NEW YORK 11, N.Y.

THOS. R. COX
PRESIDENT

Miss Katharine E. Gladfelter
Secretary, Dept. of Educational and
Medical Work
Board of National Missions
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Thank you for your letter of May 11th to which was attached a summary of our conference on May 4th in reference to the Haines property.

Looking forward to seeing you at Haines,
I beg to remain

Sincerely, yours,

Thos. C. [unclear]

TRC:DA

DOMESTIC SERVICE	
Check the class of service desired; otherwise this message will be sent as a full rate telegram	
FULL RATE TELEGRAM	<input checked="" type="checkbox"/>
DAY LETTER	<input type="checkbox"/>
NIGHT LETTER	<input type="checkbox"/>

\$
S
E

WESTERN UNION

1206 10-51

W. P. MARSHALL, PRESIDENT

INTERNATIONAL SERVICE	
Check the class of service desired; otherwise the message will be sent at the full rate	
FULL RATE	<input type="checkbox"/>
LETTER TELEGRAM	<input type="checkbox"/>
SHIP RADIOGRAM	<input type="checkbox"/>

NO. WDS.-CL. OF SVC.	PD. OR COLL.	CASH NO.	CHARGE TO THE ACCOUNT OF	TIME FILED

Send the following message, subject to the terms on back hereof, which are hereby agreed to

ALLAN H. FRANK, EXECUTIVE
HAINES HOUSE
HAINES, ALASKA

MAY 14, 1956

4 1956

Pres
H. H.

IN ACCORDANCE WITH YOUR LETTER OF MAY SEVENTH PRESENT DIED AT JOINTMENT EXERCISES.

LINDEN H. THURMAN

Ed. H. H.

Property decided -
P.S.
to school -

*Res
nowhere*

h *7*

HAINES BUSINESS COUNCIL

Haines, Alaska

ELISABETH HAKKINEN
PRESIDENT

IRA POWELL
VICE PRESIDENT

JOHN SCHNABEL
EXECUTIVE SECRETARY

I. B. HOWSER
TREASURER

"The Coming Industrial Area of Alaska"

Page 2

May 28, 1956

Presbyterian Board of Missions
New York City

Gentlemen:

The Haines Business Council (representatives of an organization of business men who own and operate their own business) represented by Leonard King, Pres.; Ira Powell, Vice Pres.; I.B. Howser, Sec.; John Dobler, Tres.; and John Schnabel, member; met with Mr. Thomas Cox, Mr. Lucien Tribus, and Miss Katharine Gladfelter of the Board of National Missions on May 27, 1956 and discussed future planning in the City of Haines, Alaska.

Two items discussed and agreed upon were the extension of Second Street from Second and Main to the Haines Highway thru the Haines Mission Property, and the ultimate extension of Third Street from the Haines Highway thru the Haines Mission Property and on thru the City of Port Chilkoot to meet the highway to Mud Bay.

It was in agreement of the Board Representatives of the Presbyterian Church U.S. A. to give immediate right of way for the extension of Second Street as stated above from Second and Main to the Haines Highway. This agreement was contingent upon the City of Haines zoning the property so affected.

The Third Street extension thru Haines Mission property to meet the Mud Bay Road in the City of Port Chilkoot will be granted when the Territory and Cities so affected get together and are ready to construct said roadway. This too being contingent upon zoning the property so affected by the City of Haines.

Yours truly,

I. B. Howser, Sec.
Haines Business Council

I. B. Howser, Sec.

El. & Mel.
1/5

James E. Sullivan

AUG 14 1956

11 1/5

August 13, 1956

Mr. JAMES E. SULLIVAN
property

Mr. W. W. Winkler
Box 13
Palma, Alaska

Dear Mr. Winkler:

This will acknowledge receipt of your letter of August 7, 1956.

I am anxious to have Miss Katherine W. Winkler look over the two plots before giving you any of them under contract that the alley on Main Street between the Schulz properties is perfectly O.K. as we are desirous of getting Mr. Schulz's lease closed up. Mr. Wm. F. Orr has given his approval to a 20' alley between the lots lying east on Third Avenue and the lots fronting on Main Street, the lots being 12, 11, 10, 9, 8 and 7 in Block B.

With kind regards, I am

Sincerely yours,

James E. Sullivan
Legal Counsel

WFS
cc: Mr. Wm. F. Orr
Mr. Wm. F. Orr
Miss Katherine W. Winkler ✓

Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines House Property

September 11, 1956

Now that I am back from the National Staff meeting I have looked over the two plats for the Haines House property which were sent in by Mr. Muncaster and on which you said you would like to have our judgment. In general the layout of the area bordering on Main Street and Third Avenue, as well as that bordering on Third Avenue and the cutoff, seems satisfactory. Some of the lots are narrow, but the size is standard and anyone who desires more property could, of course, secure it.

On second thoughts, I do have one question about the layout between Second Avenue and Third Avenue as I am wondering whether the frontage of the lots on these two streets should not be approximately 50 feet rather than 100 feet as shown. This would mean a difference in depth, but would not materially alter the layout.

With respect to the proposals for the section beginning at Fourth Avenue and running on out Main Street, I am puzzled by the omission of an alley. If an alley seems desirable behind the Main Street lots which we have already sold, is not one equally desirable at least in the sections between Fifth Avenue and Seventh Avenue? It seems to me that some sort of free space through here might eventually increase the value of the lots since the present layout looks crowded with a number of the lots practically interior lots.

I am returning the plats with this memo.

KEG:md

Att.

Copy of letter.

100
100

100

100

SEP 20 1956

September 19, 1956

RE: HAINES, ALASKA

100

Mr. W. Muncaster - Surveyor
Box 13
Haines, Alaska

100

Dear Mr. Muncaster:

This will acknowledge receipt of your letter of August 7, 1956, in which you enclosed two tracings showing how you have tentatively staked our Haines property. Before a final agreement is reached I believe that we should have your tracing of the entire tract as you have planned to survey it. Mr. Cox has approved tracing "A". Miss Gladfelter has a question on the layout between 2nd and 3rd Avenues and has inquired as to whether the frontage on the lots on these two streets should not be 50 feet rather than the 100 feet as shown. This would mean a difference in depth, but would not materially alter the layout.

With respect to the proposals for the section beginning at 4th Avenue and running on out Main Street, we are wondering if it would not be advisable to provide for an alley. Since we have provided for an alley in the rear of the lots under lease to Mr. Schnabel, would it not be equally desirable to have an alley at least in the sections between 5th Avenue and 7th Avenue. Miss Gladfelter is of the opinion, and I agree, that some sort of free space in this area might eventually increase the value of the lots. We both would welcome your opinion.

On the whole, we prefer plat "A" to plat "B". I am returning the tracings herewith, having kept a photostatic copy of each.

I believe that we should shoot for completion of this project by spring. I expect to go to Alaska for a final conference before ordering the appraisal and filing the survey.

Sincerely yours,

L.H.T.

Lucien H. Tribus
Legal Counsel

LET:D

Enc.

cc: Burke Riley, Esq.

Mr. Thos. W. Cox

Dept. of Educational & Medical Work

October 11, 1956

RE: HAINES, ALASKA

Burke Riley, Esq. - Attorney
Haines
Alaska

Dear Mr. Riley:

I am enclosing a copy of my letter of October 11, 1956 to Mr. W. Muncester. Please study it carefully together with the survey, of which you have a copy. We desire your answers to the matter of the streets and facilities. The Board cannot be charged with the expense of cutting the streets or of installing the facilities. We feel that we will be doing enough to dedicate the streets to the City of Haines. We want a written memorandum from the City of Haines itself to this effect.

I trust that you are not too busy with politics to give prompt attention to this office.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Mr. Allan H. Frank
Dept. of Educational & Medical Work
Mr. Thos. R. Cox

Ex. 9th
g
fu

7/6

October 11, 1956

RE: HAINES, ALASKA

Property

Mr. W. Huncaster - Surveyor
Box 13
Haines, Alaska

Dear Mr. Huncaster:

Mr. Thomas R. Cox, whom you remember, and I have spent some time considering your well conceived survey, dated September 20, 1956, of the Haines property. There are several important questions which we think ought to be answered before you complete a final draft for recording.

First, we as a Board cannot assume any financial responsibility for the installation of streets, a sewer system, a water supply system or a drainage system. The expense of constructing the streets and facilities is to be borne by the City of Haines. We will, however, dedicate the streets as laid out on your survey to the City of Haines, but there our responsibility as a Board must end. This question was not discussed at our meeting with the City Council and, after reading your letter, it seems quite important.

Also we had agreed with the City of Haines that prior to the final adoption of the survey we would meet with the Planning and Zoning Commission of the City and lay off the area into appropriate zones. After this was done, the survey would be recorded, the property would be appraised and subsequently offered for sale. We do not want to vary this program for the reason that it was understood and agreed to by all parties.

We appreciate the judgment which you have expressed in your letter of September 29, 1956 and see no reason to make any changes save the question of the new location of the church. Miss Katharine E. Gladfelter, head of our Department of Educational and Medical Work, does not wish to use the area suggested in your letter for church purposes as it might well interfere with the expansion of the mission program. Furthermore, the church itself expressed the desire for the location which you have set aside for, between 2nd and 3rd Avenues and which was agreed upon by Mr. Cox and was so stated by him in his report to the Common Council of Haines and subsequently to our own Board.

A copy of this letter, as you will note, is being sent to Burke Riley and I want a specific answer from him as to the streets and facilities. As soon as we have these questions answered we will then advise you further. We think your idea of the curved road from the Haines cut-off highway to the beach road is excellent.

Sincerely yours,

L.H.T.

Lucien E. Trilpas
Legal Counsel

LET:D

cc: Burke Riley

Mr. Allan E. Frank

Dept. of Educational & Medical Work ✓

Ex-112.
November 27, 1956

RE: HAINES, ALASKA

Mr. W. Muncaster - Surveyor
Box 13
Haines, Alaska

Dear Mr. Muncaster:

I enclose a copy of my letter of today's date to Mr. Burke Riley so that you will be fully posted. I believe that shortly you will be hearing from Miss Katharine E. Gladfelter with regard to the city parking lot and the property which the church wishes to use in its present location.

I expect to be in Haines in April and at that time we will conclude final arrangements for the filing of the survey and for zoning regulations.

With kind personal regards and best wishes, I am
as ever

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LMT:D
cc: Dept. of Educational & Medical Work ✓
Mr. Thos. R. Cox
Dr. J. Earl Jackson

Ed. Miller
MS
R
11/1
NOV 28 1956

November 27, 1956

RE: HAINES, ALASKA

Burke Riley, Esq.
Haines
Alaska

Dear Mr. Riley:

I have just returned from a conference with Miss Katharine E. Gladfelter and Dr. J. Earl Jackman, during which we spent considerable time studying Mr. Muncaster's survey of September 20, 1956 and his suggestions for proper drainage. We all heartily concur that a proper drainage system would be highly advisable and we are wondering how we present a case before appropriate federal and territorial road building agencies. I presume that you and Mr. Muncaster could present such a case on the Board's behalf and I therefore would be happy to have any suggestions which you care to make, including your ideas as to the cost of such a proceeding.

I expect to go to Alaska in the spring for the purpose of meeting with the City Planning Commission and establishing, with your assistance, appropriate zoning regulations. We can then arrange to have the survey filed and the appraisal made. I think it would be very appropriate in the meantime if the lots could be separately labeled and if Mr. Muncaster could prepare a metes and bounds description for each lot with a code number so that when we come to sell the lot we can simply insert the description in the deed.

Hoping to hear from you soon, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Mr. W. Muncaster

Mr. Thos. R. Cox

Dr. J. Earl Jackman

Dept. of Educational & Medical Work

December 7, 1956

Re: Haines, Alaska

Mr. W. Muncaster
Box 13
Haines, Alaska

Dear Mr. Muncaster:

This acknowledges receipt of your letter of November 29, 1956 together with bill enclosed, which will be held for Mr. Tribus' attention when he returns to the office from a field trip in about a week.

Sincerely yours,

Secretary to
Lucien H. Tribus
Legal Counsel

D.

(Bill dated 11/29/56 - #2, 815.63)

where!

Board of National Missions of the Presbyterian Church
In the United States of America

156 FIFTH AVENUE, NEW YORK CITY 10, NEW YORK

DEPARTMENT OF WORK IN ALASKA

THE REV. J. EARL JACKMAN, D.D.

SECRETARY

156 FIFTH AVENUE, NEW YORK 10, N.Y.

THE REV. BRIAN H. CLEWORTH

ASSISTANT SECRETARY

BOX 2539, JUNEAU, ALASKA

December 14, 1956

Miss Katharine E. Gladfelter
Secretary, Educational and Medical Work
156 Fifth Avenue
New York 10, N. Y.

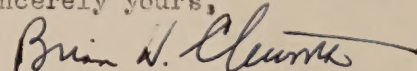
Dear Miss Gladfelter:

The Rev. Kenneth Smith was in today and said that he had run onto the owner of a dairy farm just adjacent to the Mendenhall River, facing the Glacier Highway (the highway to Auk Bay from Juneau) and he wants to sell up his farm of 250 acres. Mr. Smith knew of our investigation some time ago for a possible site for Haines House and was wondering if we are still interested. He feels that this would be a very good site and we could probably buy only a section of the land or the entire farm.

A year or so ago Dr. Armstrong had mentioned to Rev. Smith that this particular farm site would make an excellent campus site for a college or childrens' home.

Are you interested, or has the site question been satisfactorily settled? I just thought I would pass on the word if you are interested.

Sincerely yours,



Brian H. Cleworth

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CONFIDENTIAL

Reverend Brian Cleworth

810p
H. H.

December 18, 1956

Katharine E. Gladfelter

Haines House

Dairy Farm - Site Question

Thank you very much for sharing word in your letter of December 14 that Mr. Smith has heard of a dairy farm near the Mendenhall River which is available for sale in whole or in part.

Actually, the site question for Haines House has not been completely settled, but the Study Committee was pretty much overwhelmed by the cost of moving the Home, so I doubt very much that a move will be considered. Furthermore, a number of us felt that Haines has some distinct advantages over an Auk Bay site, so despite Mr. Coxe's lack of enthusiasm for Haines, I rather expect that Haines will carry the day. Needless to say, this last comment is confidential.

KEG:tc

Ed. Thos.

Re: Haines Property Acct

December 19, 1956

RE: HAINES, ALASKA

Mr. W. Lancaster -- Surveyor
Box 13
Haines, Alaska

Dear Mr. Lancaster:

I take pleasure in enclosing our check in the amount of \$2,815.63 in full payment of your Haines survey; and may I add my personal expression of appreciation for a good job well done, and that of Mr. Thos. R. Cox, Chairman of the Real Estate Committee.

We would appreciate it if you will send us a copy of the plat. We will then study it and will advise you as to street names, and also on the matter of dedication. I quite agree with you and Burke Riley that it would be well to make conveyances directly from the filed plat and far simpler. I see no reason for delay in putting the plat on record after we have reached a decision on names and street dedication since everything has been decided. The next step will be to order an appraisal, draft the zoning regulations to be passed by the Haines City Council, and then we will be in a position to make some sales.

I am very much pleased with the cooperation which I have received from everyone and am looking forward to a further visit in April or May.

I will answer your letter of December 8th (which took ten days to get here) just as soon as I receive the plat from you and have a chance to study it.

Mr. Cox joins me in wishing you a Merry Christmas and a Happy New Year!

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:ll
Enc.

cc: Burke Riley, Esq.

Mr. Thos. R. Cox

Dept. of Educational & Medical Work ✓

